

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Remedial Section

Voluntary Cleanup and Property Redevelopment Program



Joint Effort Facilitates Redevelopment of Brownfields Property

The American Red Cross redevelopment project in Wichita, Kansas, revitalizes a brownfields area in one of the city's key industrial districts. The property, located at 1900 East Douglas Avenue had previously been operated as an auto dealership and maintenance shop for over four decades. American Red Cross purchased the property in 2002 with plans to redevelop the property as the Midway-Kansas Chapter Headquarters. As part of the property transaction, an environmental assessment was conducted in order to research the past uses of the property and identify any potential source areas of contamination. The assessment identifies multiple locations of potential petroleum hydrocarbon contamination were identified on the property.

Given this information, American Red Cross entered the brownfields property into the Kansas Voluntary Cleanup and Property Redevelopment Program (VCPRP) to address the identified contamination. An investigation confirmed that the petroleum hydrocarbon impact was associated with trench drains and mud pits formerly located beneath the newly reconstructed office building at the southeast portion of the property. The identified contamination and potential costs associated with invasive remediation efforts jeopardized the entire redevelopment project.



The Newly Redeveloped Midway-Kansas Chapter Headquarters

Working together, KDHE and the American Red Cross developed a remediation plan that provided a positive outcome for all parties. The chosen remedy called for capping the contaminated soil beneath the newly reconstructed headquarters/office building and resurfacing the asphalt parking lots, as well as placing an Environmental Use Control (EUC) on the property with long-term monitoring. The American Red Cross used funds from a KDHE Brownfields Cleanup Grant to pay for a portion of the selected remedy. This approach alleviated environmental liability and exposure concerns, avoided costly reconstruction, offsite disposal or onsite treatment, and allowed redevelopment of the property to continue.



Former Car Dealership and Maintenance Facility on Site

The time necessary to clean up the contamination through other costly remedial alternatives threatened to delay construction. Cooperation between KDHE and the American Red Cross allowed construction to continue without delay. Because the former trench drains and mud pits were excavated during construction of the main building, and building slab and asphalt parking lot areas were designed to effectively cap contaminated soil, the goals of limiting the exposure pathway to contaminated soil and immobilizing petroleum hydrocarbon contamination to protect groundwater were achieved. These efforts will ultimately allow KDHE to issue a 'No Further Action' determination for the property. Additionally, redevelopment activities at American Red Cross Midway-Kansas Chapter Headquarters have aided in revitalizing the East Douglas industrial district of Wichita, Kansas.